Nineteenth-Century Neighborhoods

Brambleton
(Central and South)

Campostella

Freemason

Ghent

Hardy Field

Huntersville

Lambert's Point

Park Place

Early-Twentieth-Century Neighborhoods

Ballentine Place

Berkley/Beacon Light

Campostella Heights

Chesterfield Heights

Colonial Place

Lafayette/Winona/Fairmont Park

Larchmont/Edgewater

Loch Haven/North Meadowbrook

North Ghent

Riverview

Willoughby

Twentieth-Century Post-War Neighborhoods

Azalea Acres

East Norview

Ghent Square

Middle Towne Arch

Norvella Heights

Norview/Norview Heights

Oakdale Farms

Oceanair

Poplar Halls

Sussex

NEIGHBORHOOD PATTERNS

Houses in Colonial Place

Houses in Freemason

This section of the Pattern Book contains a description of typical Norfolk neighborhoods by type and the architectural styles you can expect to find in them.

The character of the neighborhoods is established by many attributes including the natural setting, relationship to water, species and age of trees, setbacks of houses, relationship to other land uses, and the history and culture of the people who have lived in them. Three distinct neighborhood eras are described: nineteenth century, early twentieth century and twentieth century post-war neighborhoods. Illustrations identifying the key characteristics of each are provided.

The oldest neighborhoods, closest to the Downtown, include Ghent, Freemason, Park Place, Lambert's Point, Huntersville, and Hardy Field. Typically developed in the second half of the nineteenth century, these neighborhoods have traditional streets lined with closely spaced houses, often with front porches.

The next ring of neighborhoods, developed in the first half of the twentieth century, include Ballentine Place, Berkley/Beacon Light, Colonial Place, and Larchmont/Edgewater. They are characterized by houses set further back from the street, large trees and houses with smaller front porches and large side porches.

Post-war neighborhoods, such as Azalea Acres, Norview, Oceanair and Sussex, include coastal cottages, ranch houses and other newer models. They are characterized by typically one- to one-and-one-half story houses with entry porticos or canopies, large front and side yards, wide streets, widely spaced houses, and broad lawns.
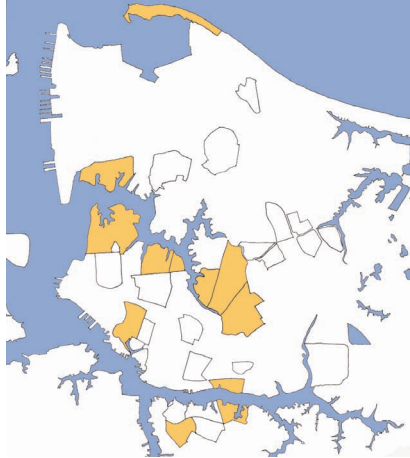
**Nineteenth-Century
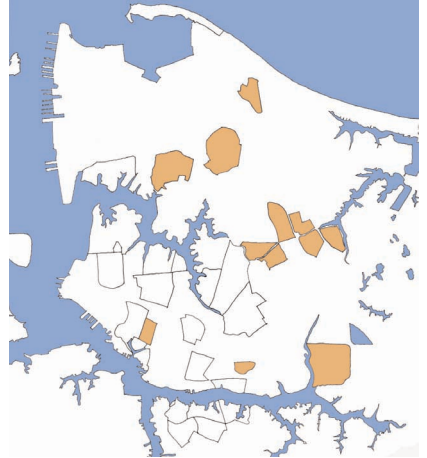Neighborhoods**
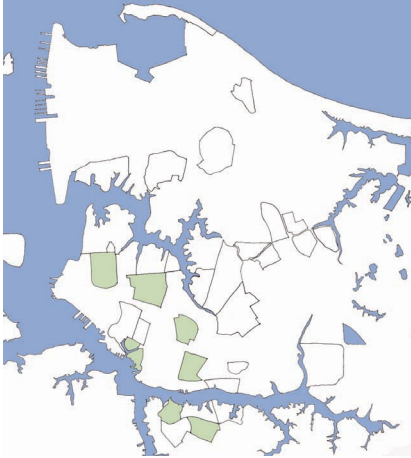
**Early-Twentieth-Century
Neighborhoods**

**Twentieth-Century
Post-War Neighborhoods**

Freemason

Loch Haven

Norview Heights

Ghent
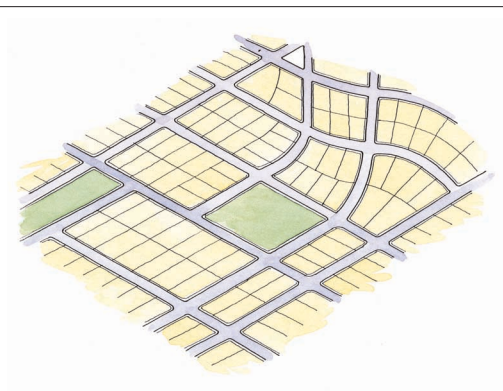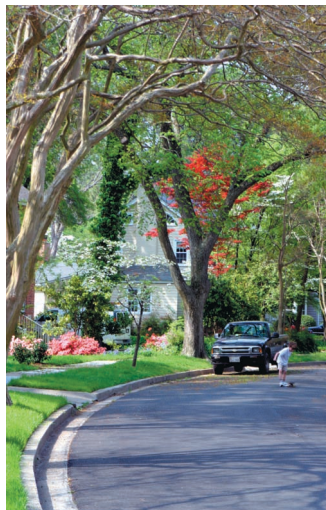

Riverview

Middle Towne Arch

Freemason

Colonial Place
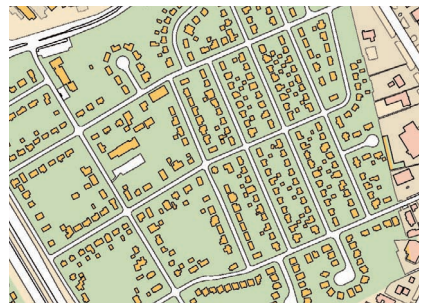
Norvella Heights

Neighborhood Patterns

Neighborhoods in the City

Norfolk's wonderful neighborhoods—from the nineteenth-century neighborhoods of Ghent and Freemason to the post-war neighborhoods of Norview and Azalea Acres—provide a wide variety of architectural styles, house types and sizes. Yet despite the differences, these neighborhoods share a fundamental physical structure.
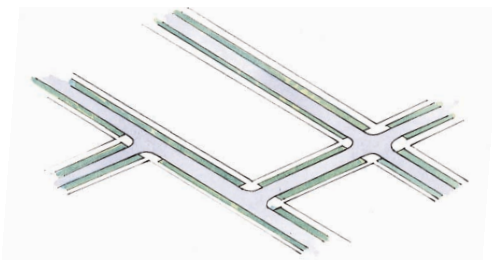
Streets & Blocks

The physical structure of a neighborhood is defined by its network of public streets, (occasionally with alleys), residential development blocks and park spaces. The street pattern can vary from a small-scale grid of streets focused on a park green to curving streets to a series of cul-de-sacs depending on the neighborhood's era of development.
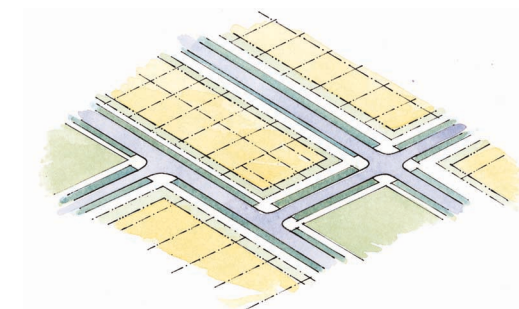
Building Setbacks

Each residential development block (yellow) is lotted into individual house lots with a typical front yard zone (light green) which is the "public face" of the house. These lots can vary in size and can accommodate single or multi-family lots. The "building setback" is the distance from the front property line to the face of the house. Neighborhoods usually have a common setback for the houses that varies depending on the era of the neighborhood.

Houses on Lots

Houses are built along a relatively consistent front yard setback line. Setbacks vary slightly to provide visual relief and to allow for porches, existing trees and other landscape elements to remain. First floors and porches tend to sit two to three feet above finished grade. Ancillary structures, such as garages and sheds, are attached to the house or are located at the rear of the lot.
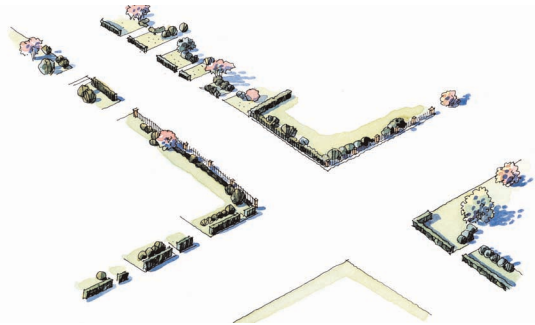
Public Street Landscape

Public street landscape, such as grass verges (lawns) and street trees, provide both a visual edge as well as a buffer between the street and the front lawn. In the older neighborhoods, the trees have grown quite large and beautiful creating a canopy of green as one walks down the street. In many post-war neighborhoods, smaller-scale crape myrtle trees are typical street trees.
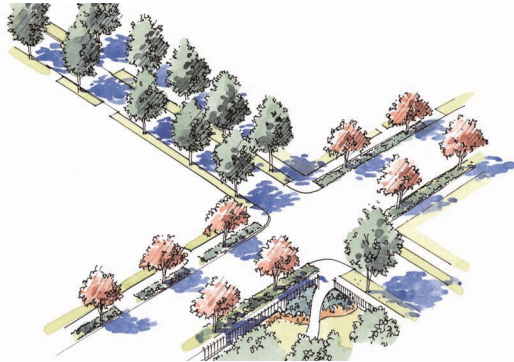
Private Front Yard Landscape

The individual personality of the homeowner is displayed through the varying treatments that front and back yards receive. Landscaping patterns can range from the formal to the informal, and brick edging, brick walks and well-trimmed hedges are as common as naturalistic gardens of low groundcover, medium height shrubs and indigenous ornamental trees.

Neighborhood Character

Each neighborhood derives its unique character from the composition and juxtaposition of these individual elements—streets, blocks, houses, parks, and public and private landscape elements—which together form the residential fabric of Norfolk.

The Individual House

The last component of a neighborhood is the individual house. The house provides the greatest opportunity for variety through the use of architectural styles, massing forms, color palette and the varied possibilities of landscaping selections.